

## TCCA 2025 APPROVED BUDGET

		2024 Budget	2025 Approved	Notes	2024 to 2025 % Increase
<b>INCOME</b>					
40-4000-00-00	Association Fees	\$1,230,238	\$1,413,149		15%
40-4035-00-00	Working Capital Fees	\$0	\$0		
40-4080-00-00	Bar Code	\$0	\$0		
<b>Total INCOME</b>		<b>\$1,230,238</b>	<b>\$1,413,149</b>		<b>15%</b>
<b>ADMINISTRATIVE</b>					
50-5000-00-00	Property Management	\$91,000	\$96,000	Contract	5.49%
50-5030-00-00	Legal Expense	\$1,000	\$2,500	increased based on actual usage	150.00%
50-5035-00-00	Auditing/Accounting Fees	\$29,355	\$30,515	KPG monthly plus tax prep	3.95%
50-5118-00-00	Division Filing Fees	\$61	\$100	division fees unchanged	63.93%
50-5458-00-00	Website Expense	\$2,000	\$2,500	no change	25.00%
50-5480-00-00	Office Expense	\$1,000	\$2,338	based on actual usage	133.80%
50-5550-00-00	Insurance	\$36,000	\$34,500	estimate	-4.17%
<b>Total ADMINISTRATIVE</b>		<b>\$160,416</b>	<b>\$168,453</b>		<b>5.01%</b>
<b>MAINTENANCE</b>					
60-6201-00-00	General Maintenance	\$20,000	\$22,675	based on actual usage	13.38%
60-6205-00-00	Janitorial Contract	\$12,720	\$16,000	14400 annual base contract	25.79%
60-6209-00-00	Pest Control	\$19,000	\$20,000	increased in home calls at \$20/ea	5.26%
60-6218-00-00	Lake Expenses	\$5,500	\$6,094	\$5460 base contract	10.80%
60-6219-00-00	Entry/Gate Maintenance	\$4,000	\$4,000	no change due to increased reserves	0.00%
60-6220-00-00	Fountain Maintenance	\$3,000	\$5,000	aging fountains	66.67%
60-6221-00-00	Exotic Maintenance	\$23,000	\$23,452	contract price	1.97%
60-6222-00-00	Canal Cleaning	\$2,000	\$3,541	\$3084 base contract	77.05%
60-6232-00-00	Entertainment	\$750	\$1,000	christmas decorations and board meetings	33.33%
			\$0	christmas decorations	
<b>Total MAINTENANCE</b>		<b>\$89,970</b>	<b>\$101,762</b>		<b>13.11%</b>
<b>LANDSCAPING</b>					
63-6300-00-00	Grounds Maintenance	\$223,284	\$223,284	Contract hasn't increased in 5 years	0.00%
63-6310-00-00	Hardwood Trimming	\$30,000	\$30,000	full hardwood trimming expected in 2025	0.00%
63-6315-00-00	Irrigation Repairs	\$20,000	\$35,000	based on usage of aging system	75.00%
63-6325-00-00	Palm Trimming	\$42,000	\$45,000	3 coconut trims expected in 2025	7.14%
63-6327-00-00	Tree & Shrub Replacement	\$41,000	\$45,000	est. 2024 actual based on budget	9.76%
63-6328-00-00	Mulch	\$40,000	\$44,000	estimate	10.00%
63-6337-00-00	Golf Course Buffer - Mainsail	\$10,000	\$0	removed for 2025	-100.00%
<b>Total LANDSCAPING</b>		<b>\$406,284</b>	<b>\$422,284</b>		<b>3.94%</b>
<b>POOL EXPENSES</b>					
64-6400-00-00	Pool/Spa Maintenance Contract	\$13,800	\$14,400	No contract change for 2025	4.35%
64-6410-00-00	Pool Repairs	\$9,000	\$14,400	includes pool heaters	60.00%
64-6425-00-00	Pool Permit	\$1,625	\$1,625	no change projected to permit fee	0.00%
<b>Total POOL EXPENSES</b>		<b>\$24,425</b>	<b>\$30,425</b>		<b>24.56%</b>
<b>UTILITIES</b>					
66-6601-00-00	Electric	\$48,000	\$52,000	possible storm surcharge	8.33%
66-6604-00-00	Telephone	\$2,000	\$2,200	(pool emergency phones - required)	10.00%
66-6605-00-00	Water/Sewer	\$7,000	\$10,000	increased based on actual + 9% rate increase	42.86%
66-6609-00-00	Trash Removal	\$57,000	\$60,000	increased based on actual usage	5.26%
66-6611-00-00	Irrigation Water	\$40,000	\$45,000	increased based on actual + 9% rate increase	12.50%
66-6620-00-00	Cable TV	\$350,000	\$360,000	4% increase on tv service portion	2.86%
<b>Total UTILITIES</b>		<b>\$504,000</b>	<b>\$529,200</b>		<b>5.00%</b>
<b>Total Operating Expenses</b>			<b>\$1,252,124</b>		
<b>TRANSFER EXPENSES</b>					
90-9005-00-00	Reserve Transfer	\$45,143	\$161,025	see reserve schedule	256.70%
<b>Total TRANSFER EXPENSES</b>		<b>\$45,143</b>	<b>\$161,025</b>		
<b>Net Surplus/(-Deficit)</b>		<b>0</b>	<b>-0</b>		

## 2025 APPROVED BUDGET - RESERVES

Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/24	Oct 2024 Funding	Est. Expenses	Trx.	Est. 12/31/2024 Balance	Amount Yet to be Funded	2025 Approved Funding Requirement	Quarterly Funding
25-2502-00-00 - RSV - Unallocated Interest	1	1	\$ -	\$ 2,629	\$ -			\$ -	\$ -	\$ -	\$ -
25-2515-00-00 RSV Audit	3	1	\$ 6,000	\$ 6,000	\$ -			\$ 6,000	\$ -	\$ -	
25-2535-00-00 - RSV - Roof	30	23	\$ 15,000	\$ 8,086	\$ 68			\$ 8,154	\$ 6,846	\$ 298	\$ 74
25-2550-00-00 - RSV - Painting	7	1	\$ 6,505	\$ 6,505	\$ -			\$ 6,505	\$ -	\$ -	\$ -
25-2557-00-00 - RSV - Equipment/Pump (BAR pool)	10	1	\$ 20,000	\$ 17,492	\$ 470			\$ 17,962	\$ 2,038	\$ 2,038	\$ 510
25-2557-00-00 - RSV - Equipment/Pump (BAR Spa)	10	2	\$ 20,000	\$ -	\$ -			\$ -	\$ 20,000	\$ 10,000	\$ 2,500
25-2557-00-00 - RSV - Equipment/Pump (BIM pool)	10	4	\$ 20,000	\$ -	\$ -			\$ -	\$ 20,000	\$ 5,000	\$ 1,250
25-2557-00-00 - RSV - Equipment/Pump (Mart pool)	10	9	\$ 20,000	\$ -	\$ -			\$ -	\$ 20,000	\$ 2,222	\$ 556
25-2561-00-00 - RSV - Drinking Fountain	10	1	\$ 3,420	\$ 3,420	\$ -			\$ 3,420	\$ -	\$ -	\$ -
25-2562-00-00 - RSV - BAR Pool (resurface)	15	1	\$ 35,000	\$ 19,325	\$ 3,136			\$ 22,461	\$ 12,539	\$ 12,539	\$ 3,135
25-2562-00-00 - RSV - BAR Spa (resurface)	15	1	\$ 10,000	\$ -	\$ -			\$ -	\$ 10,000	\$ 10,000	\$ 2,500
25-2562-00-00 - RSV - BIM Pool (resurface)	15	2	\$ 40,000	\$ -	\$ -			\$ -	\$ 40,000	\$ 20,000	\$ 5,000
25-2562-00-00 - RSV - Mart Pool (resurface)	15	3	\$ 40,000	\$ -	\$ -			\$ -	\$ 40,000	\$ 13,333	\$ 3,333
25-3006-00-00 - RSV - Entry Gates	15	9	\$ 25,000	\$ (5,810)	\$ 263			\$ (5,547)	\$ 30,547	\$ 3,394	\$ 849
25-3006-00-00 - RSV - Entry Gates - Keypad	15	9	\$ 15,000	\$ -	\$ -			\$ -	\$ 15,000	\$ 1,667	\$ 417
25-3006-00-00 - RSV - Entry Gates - Barcode	15	4	\$ 10,000	\$ -	\$ -			\$ -	\$ 10,000	\$ 2,500	\$ 625
25-3008-00-00 - RSV - Fountain - entrance	5	4	\$ 6,000	\$ -	\$ -			\$ -	\$ 6,000	\$ 1,500	\$ 375
25-3008-00-00 - RSV - Fountain - CBC North	5	1	\$ 6,000	\$ 6,000	\$ -			\$ 6,000	\$ -	\$ -	\$ -
25-3008-00-00 - RSV - Fountain - CBC South	5	3	\$ 6,000	\$ 2,464	\$ 726			\$ 3,190	\$ 2,810	\$ 937	\$ 234
25-3008-00-00 - RSV - Fountain - Mart 975	5	1	\$ 6,000	\$ 2,702	\$ -			\$ 2,702	\$ 3,298	\$ 3,298	\$ 825
25-3008-00-00 - RSV - Fountain - Mart 1025	5	1	\$ 6,000	\$ -	\$ -			\$ -	\$ 6,000	\$ 6,000	\$ 1,500
25-3008-00-00 - RSV - Fountain - Aerator	5	1	\$ 5,000	\$ 5,000	\$ -			\$ 5,000	\$ -	\$ -	\$ -
25-3009-00-00 - RSV - Clubhouse Furniture (Indoor)	15	10	\$ 12,000	\$ 3,211	\$ 214			\$ 3,425	\$ 8,575	\$ 858	\$ 214
25-3010-00-00 - RSV - Guard Furniture/Computer	5	1	\$ 4,000	\$ 4,000	\$ -			\$ 4,000	\$ (0)	\$ (0)	\$ (0)
25-3011-00-00 - RSV - BAR Pool Heater (1 unit)	10	8	\$ 15,000	\$ (2,942)	\$ 1,896			\$ (1,046)	\$ 16,046	\$ 2,006	\$ 501
25-3011-00-00 - RSV - BAR Spa Heater (1 unit)	10	2	\$ 15,000	\$ -	\$ -			\$ -	\$ 15,000	\$ 7,500	\$ 1,875
25-3011-00-00 - RSV - BIM Pool Heater (2 units)	10	2	\$ 30,000	\$ -	\$ -			\$ -	\$ 30,000	\$ 15,000	\$ 3,750
25-3011-00-00 - RSV - Mart Pool Heater (2 units)	10	2	\$ 30,000	\$ -	\$ -			\$ -	\$ 30,000	\$ 15,000	\$ 3,750
25-3014-00-00 - RSV - POOL FURNITURE	8	5	\$ 20,000	\$ 3,656	\$ 517			\$ 4,173	\$ 15,827	\$ 3,165	\$ 791
25-3019-00-00 - A/C Reserve - Guardhouse	10	2	\$ 5,000	\$ 3,058	\$ 278			\$ 3,336	\$ 1,664	\$ 832	\$ 208
25-3019-00-00 - A/C Reserve - Clubhouse	10	6	\$ 10,000	\$ -	\$ -			\$ -	\$ 10,000	\$ 1,667	\$ 417
25-3021-00-00 - RSV - Video Camera	5	1	\$ 10,000	\$ 10,000	\$ -			\$ 10,000	\$ (0)	\$ (0)	\$ (0)
25-3022-00-00 - RSV - Paving (sealcoating)	10	4	\$ 40,000	\$ 17,335	\$ 1,333			\$ 18,668	\$ 21,332	\$ 5,333	\$ 1,333
25-3031-00-00 - RSV - Pool Fence (Martinique)	15	1	\$ 15,000	\$ 14,755	\$ 244			\$ 14,999	\$ 1	\$ 1	\$ 0
25-3031-00-00 - RSV - Pool Fence (Bimini)	15	5	\$ 15,000	\$ -	\$ -			\$ -	\$ 15,000	\$ 3,000	\$ 750
25-3031-00-00 - RSV - Pool Fence (Barbados)	15	5	\$ 15,000	\$ -	\$ -			\$ -	\$ 15,000	\$ 3,000	\$ 750
25-3051-00-00 - RSV - Irrigation System (pump)	15	13	\$ 100,000	\$ 30,233	\$ 1,224			\$ 31,457	\$ 68,543	\$ 5,273	\$ 1,318
25-3053-00-00 - Concrete	5	2	\$ 10,000	\$ 6,751	\$ 917	\$ 5,000		\$ 2,668	\$ 7,332	\$ 3,666	\$ 917
<b>Total</b>			<b>\$ 666,925</b>	<b>\$ 163,871</b>	<b>\$ 11,286</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ 167,528</b>	<b>\$ 499,397</b>	<b>\$ 161,025</b>	<b>\$ 40,256</b>

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.